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To:  
The Board of Directors  
Balanced Commercial Property Trust Limited  
PO Box 255  
Trafalgar Court  
Les Banques  
St Peter Port  
Guernsey GY1 3QL

30 September 2024

Dear Sirs and Madams

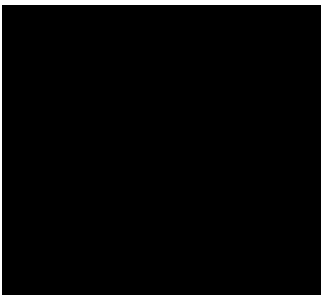
**Recommended cash offer by Starlight Bidco Limited for Balanced Commercial Property Trust Limited (the "Transaction")**

We refer to the scheme document in relation to the Transaction (the "**Scheme Document**"), proposed to be issued on or around 30 September 2024.

In accordance with Rule 23.2 of the City Code on Takeovers and Mergers, we hereby confirm that we have given and not withdrawn our consent to the issue of the Scheme Document with the inclusion of the references to our name in the form and context in which they appear.

This letter is for your information only and should not be relied upon by any other person.

Yours faithfully



For and on behalf of  
**Barclays Bank PLC, acting through its Investment Bank**